

SWASTIK MARVELLA, OPP. DHARTI SILVER,
MANSAROVAR ROAD, CHANDKHEDA, AHMEDABAD 382424

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LOCATION QR

RERA : PR/GJ/GANDHINAGAR/GANDHINAGAR/OTHERS/MAA09729/200122 / WWW.GUJRERA.GUJARAT.GOV.IN

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|-------------------------------|------------------------------------------|-----------------------------|----------------------------|
| — DEVELOPERS — | — STRUCTURE CONSULTANT — | — ARCHITECT — | — MEP CONSULTANT — |
| SWAMARVELLA DEVELOPERS LLP | Ameo Associates STRUCTURAL CONSULTANT | SWASTIK PATEL ARCHITECTS | CAMPERE MEP CONSULTANTS |

10.11 design / 9925113065

SWASTIK MARVELLA

2 & 3 BHK - FINEST LIVING & SHOPS

LET MARVEL BEGIN HERE!!

_____ @CHANDKHEDA

A PLACE LIKE NOWHERE ELSE

Your achievement have been too many. Now is the time to just be. Just soak in all the applause. Acknowledge the fact that the journey has been beautiful so far like marvel and it's time to commemorate it. Homes here, have a distinctive personality of their own, just like you. They radiate an aura of eminence, an attitude of invisibility. A pride of having everything you ever desired.

This place is an ode to you, your achievements and your marvels. Soak it in



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MARVELLA
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YOUR PRIDE. YOUR POSSESSION. YOUR PLACE.

Having somewhere to go is a house, having someone there who you love is a home. And a dream home is a place where every member of the family has amenities & necessities at their doorstep. Home becomes a legacy and one which transcends time itself.



HERE SPACE HOLDS A SPECIAL PLACE

"swastik marvella" makes it possible. You can relish in amazing luxurious amenities designed to give you a happy and serene life right in the heart of the city. You'll discover a never before leisure living in the embrace of landscaped gardens, best in class facilities, no vehicle zone for safety purposes and calm surroundings.

| | | |
|-----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
|  LANDSCAPE GARDEN |  SENIOR CITIZEN AREA |  VASTU COMPLIANT DESIGN |
|  CHILDREN PLAY AREA |  INDOOR GAMES |  GYM |
|  YOGA DECK |  INFORMAL SITOUT |  AMPLE PARKING |
|  FIRE SAFETY |  DESIGNED FOYER |  DROP OFF ZONE |
|  24 HRS WATER |  CCTV CAMERA |  SECURITY GUARD |
|  POWER BACKUP |  GAS LINE |  DTH CONNECTION |

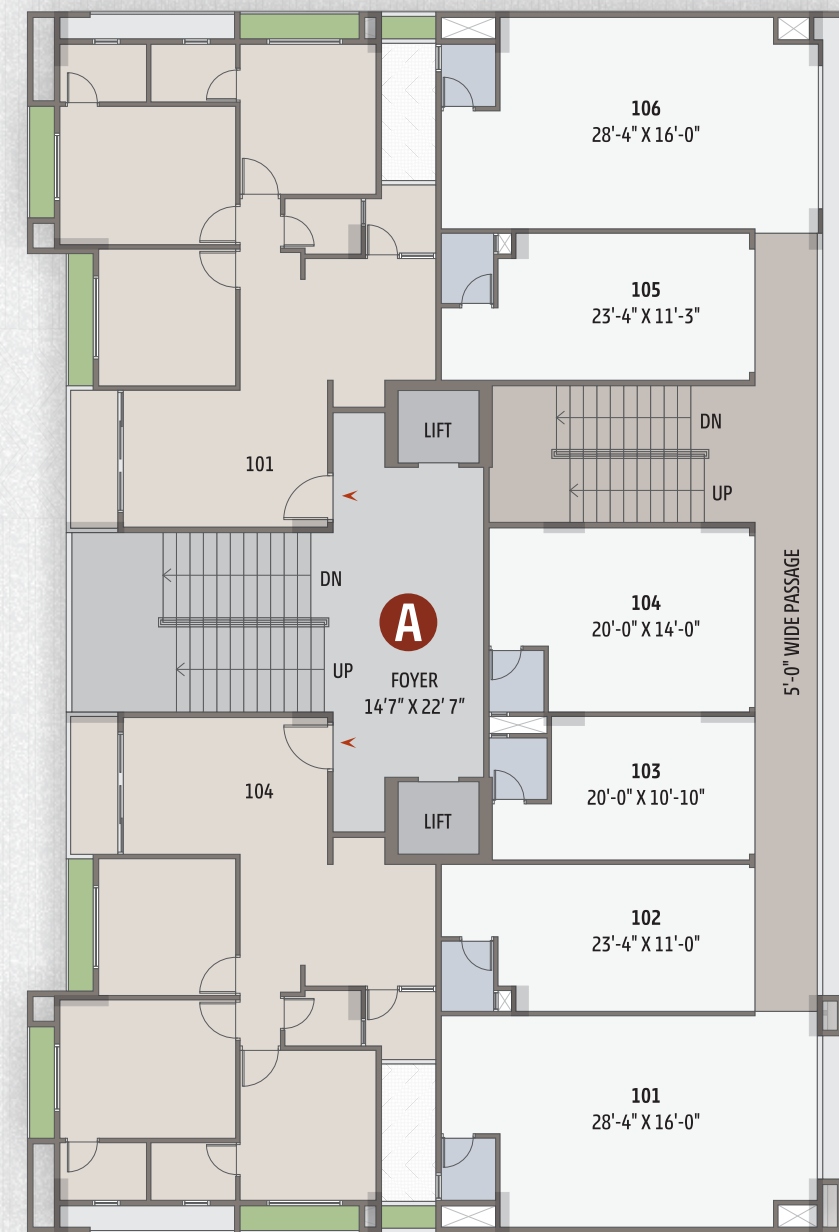
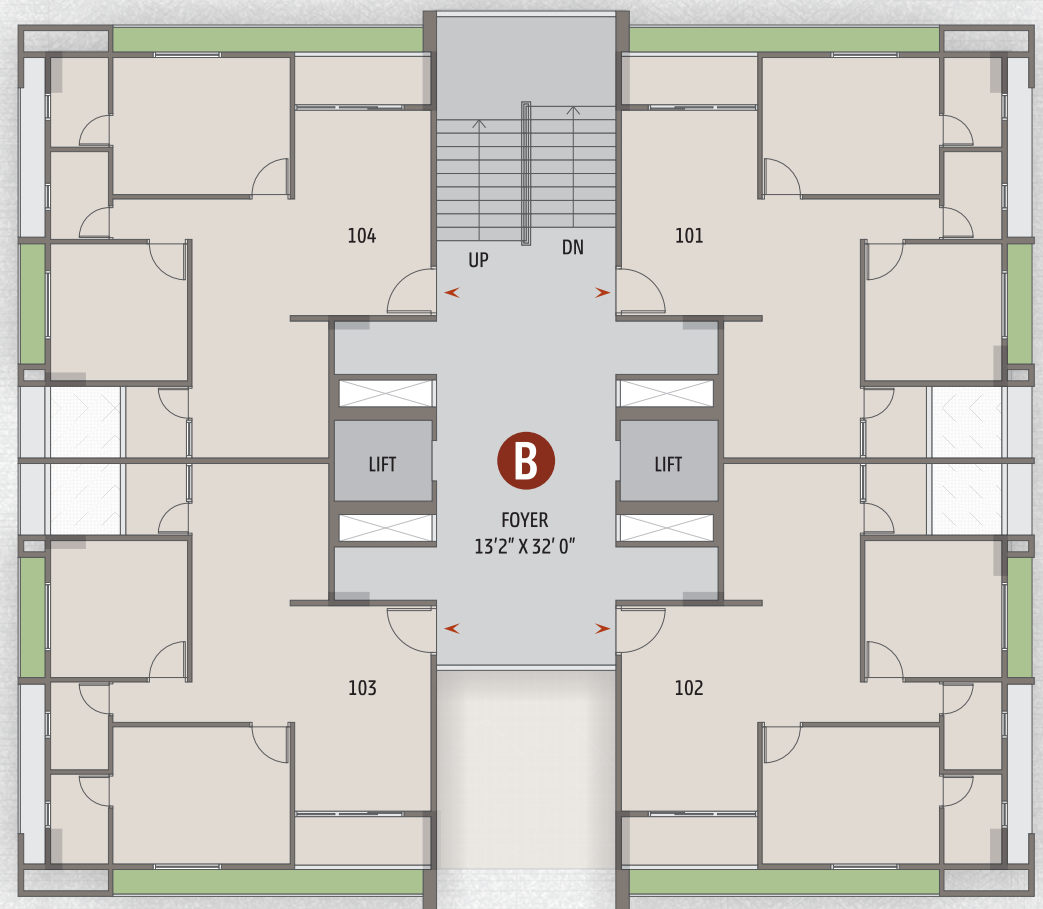
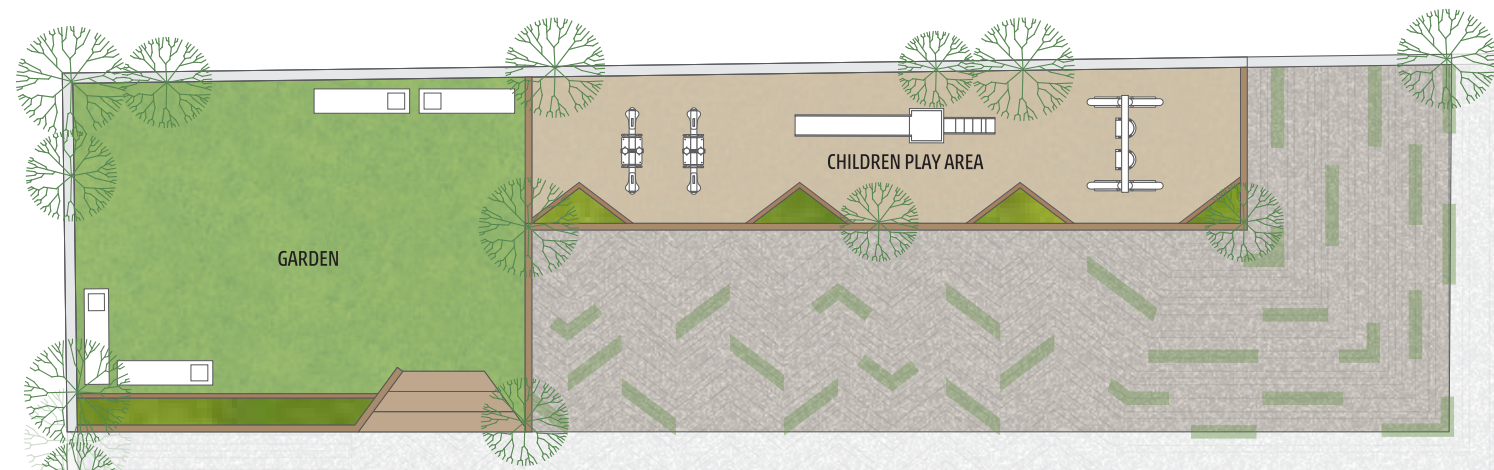


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GROUND FLOOR

MARVELLA



ENTRY

ENTRY

30 M WIDE ROAD

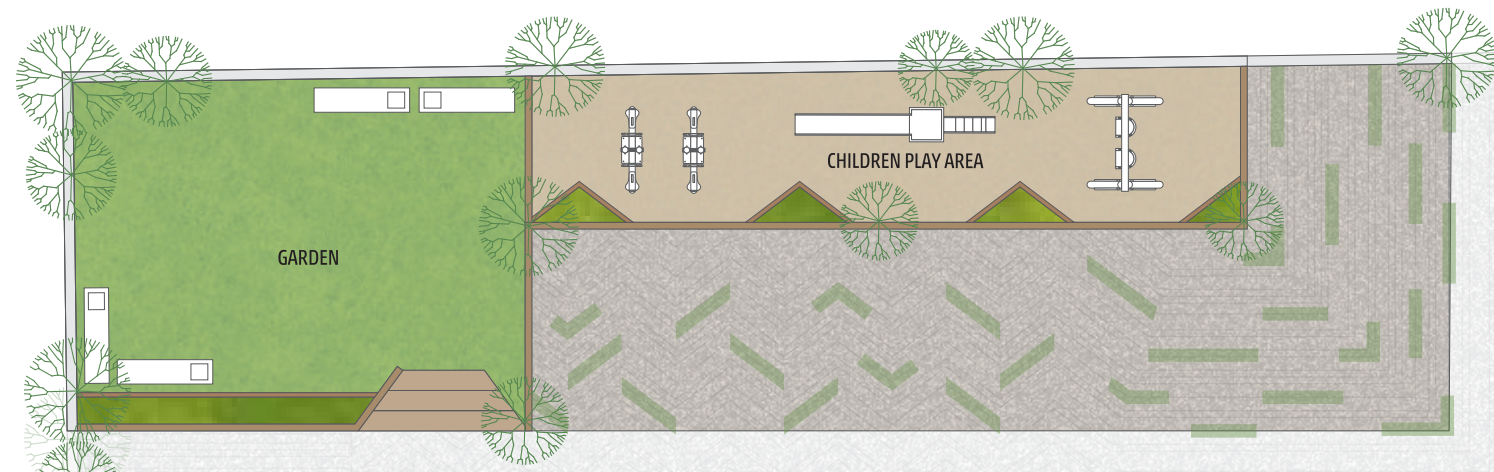
12 M WIDE ROAD

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FIRST FLOOR

MARVELLA



12 M WIDE ROAD



ENTRY

30 M WIDE ROAD

ENTRY

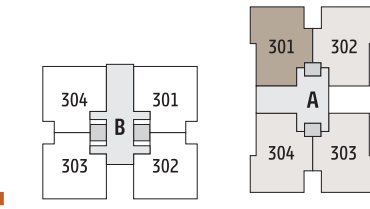
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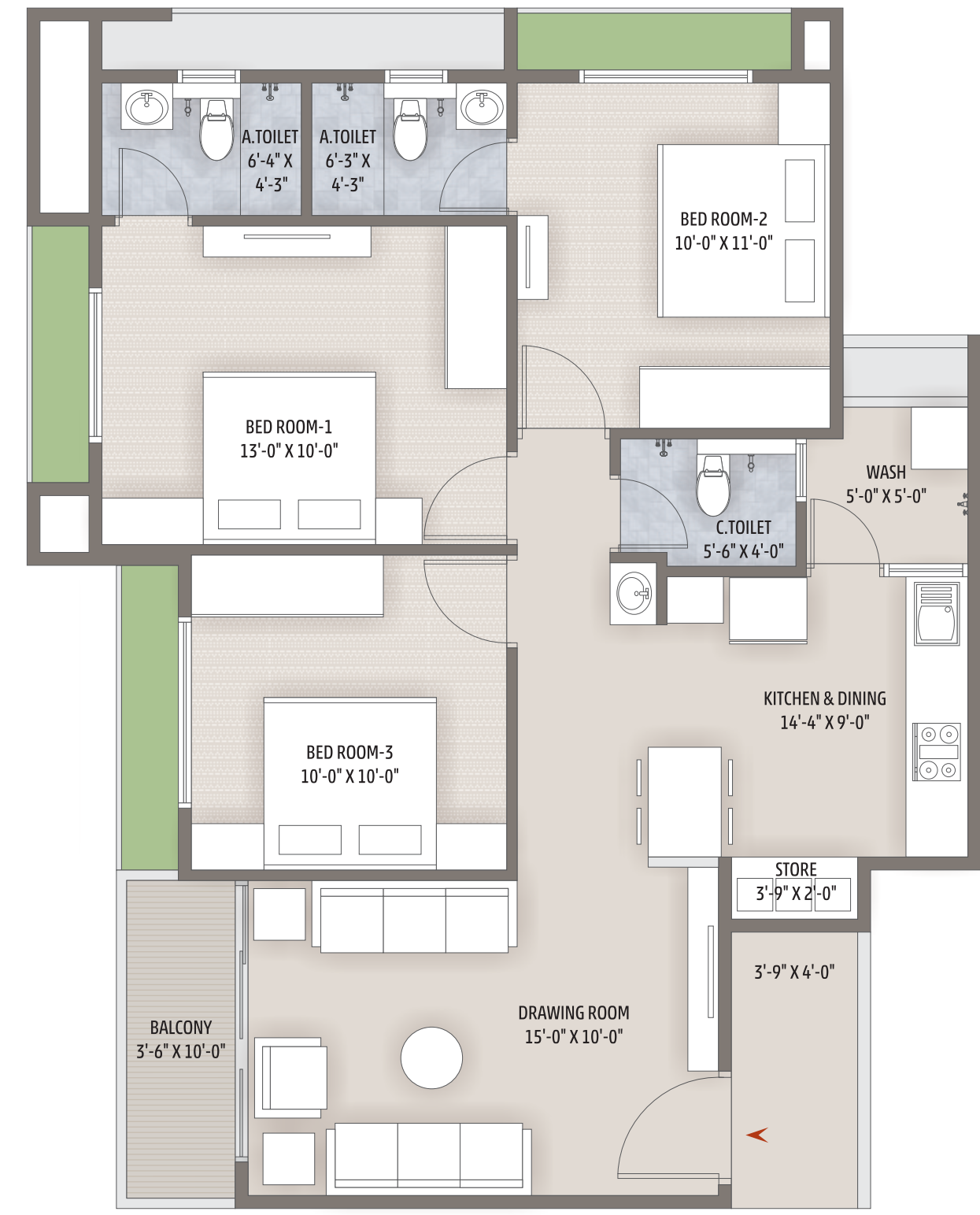
TYPICAL FLOOR



3 BHK UNIT PLAN

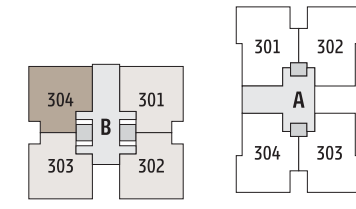


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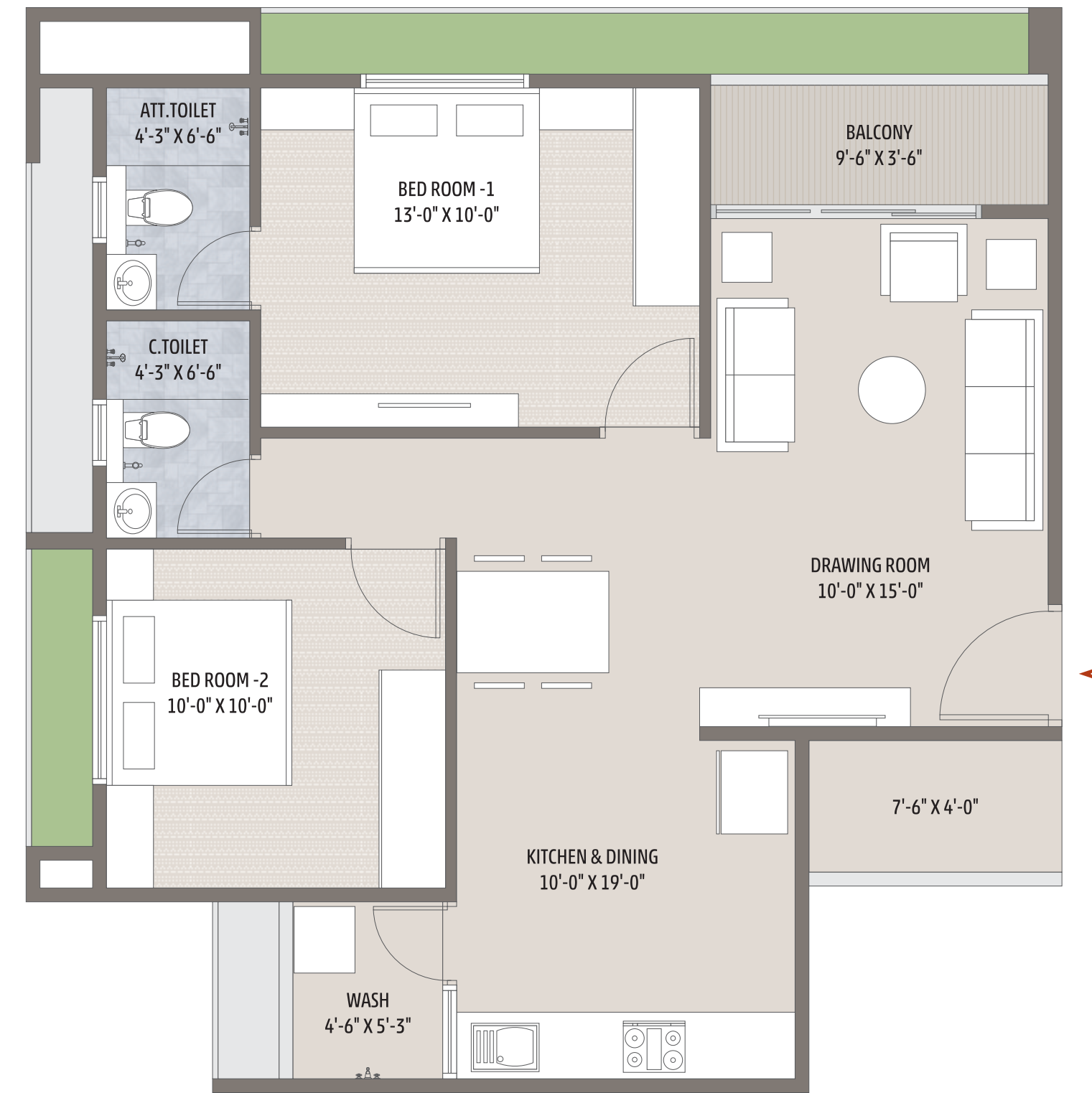




2 BHK UNIT PLAN



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**SOME CREATIONS
AND DEFINE
ACHIEVEMENTS**





**AN IDEAL LOCATION
TO CELEBRATE
ALL SPECIAL
OCCASIONS**





SPECIFICATIONS

STRUCTURE

EARTHQUAKE RESISTANT R.C.C. FRAME STRUCTURE.

FLOORING

GOOD QUALITY VITRIFIED TILES IN ENTIRE APARTMENT.
CHINA MOSAIC FOR HEAT REFLECTION & WATER PROOFING TREATMENT IN TERRACE.

KITCHEN

GRANITE TOP PLATFORM WITH S.S. SINK.
DESIGNER GLAZED TILES DADO UP TO LINTEL LEVEL.

WALL FINISH

INTERNAL SINGLE COAT MALA PLASTER WITH PUTTY FINISH.
EXTERNAL DOUBLE COAT SAND FACE PLASTER WITH ACRYLIC PAINT.

DOORS & WINDOWS

DECORATIVE MAIN DOOR WITH WOODEN FRAME.
BEDROOM DOOR FRAME WOODEN AND TOILET DOOR FRAME STONE.
ANODIZED COATED ALUMINUM SLIDING WINDOW WITH STONE SEAL.

ELECTRIFICATION

CONCEALED COPPER WIRING WITH MODULAR SWITCHES &
SUFFICIENT NUMBER OF POINTS
WITH MCB DISTRIBUTION PANEL. AC & GEYSER POINTS.

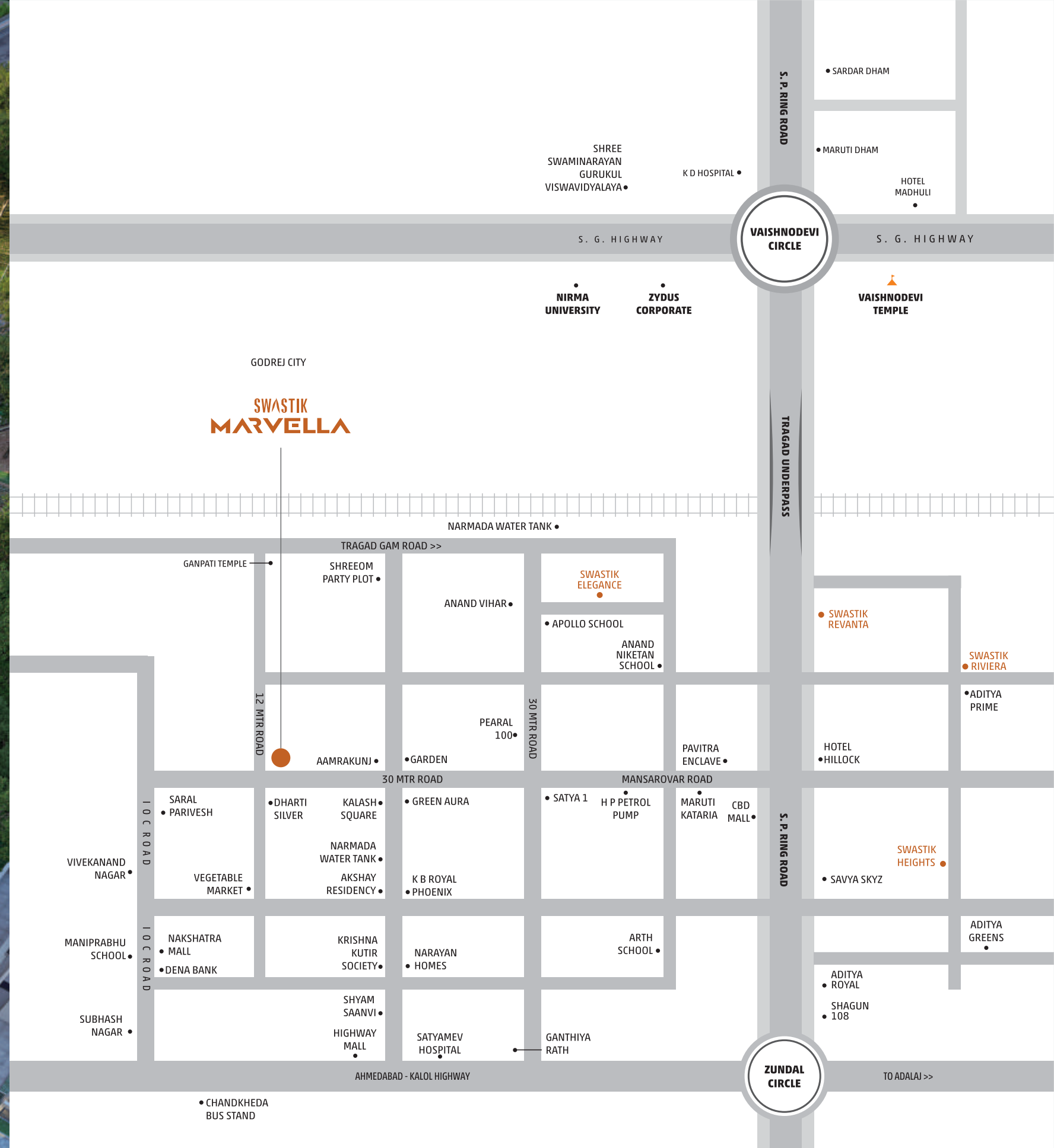
ELEVATORS

GEARLESS AUTOMATIC RESCUE DEVICE SYSTEM.

TOILET & PLUMBING

DESIGNER GLAZED TILES UP TO LINTEL LEVEL.
PREMIUM QUALITY BATH FITTINGS & SANITARY WARES.





RULES & REGULATIONS • Stamp Duty, Registration Charges, Legal Documentation Charges, GST, Maintenance Deposit, GEB charges and any other charges shall be borne by buyer separately. • Any Additional charges of duties levied by government / local authority during or after the completion of the project will be borne by the buyer. • Internal changes shall be done with prior permission and shall be charged in advance. • Changes in external elevation shall not be permitted. • All rights reserved by the developer for alteration / modification / improvement in specification / changes in dimensions and planning shall be binding to all. • Business practices leading to pollution, causing material damage to the building or members are not allowed in the premises. • Irregular payments may attract interest or lead to cancellation of booking/s.

DISCLAIMER • This brochure and model are not part of any legal documents. • All dimensions / measurement given are unfinished and approximates. • The photographs & artistic impressions are for references only. Actual building may vary from the representations mentioned in the brochure. • This is not an advertisement within the meaning of RERA. This is not an offer, invitation or commitment of any nature. Receipts are advised to appraise themselves of the necessary and relevant information of the project prior to making any purchase decisions. All the specifications of the flat shall be as per the final agreement between the parties. • Subject To Ahmedabad Jurisdiction • T&C Applicable*